

## OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF BRAZOS:

WHEREAS, Harrison Holdings, LP, is the owner of the property described as being all that certain lot, tract or parcel of land situated in the City of Bryan, Brazos County, Texas, out of the John Austin League, Abstract No. 2, and being part of the called 27,526.9 acre tract of land described in deed to R. H. Harrison Land Venture as recorded in Volume 2698 at Page 150 of the Deed Records of Brazos County, Texas and being a part of the called 13,923 acre tract of land described in deed to Harrison Holdings, LP, as recorded in Volume 6542 at Page 183, Volume 6542 at Page 185 and Volume 6791 at Page 252 of the Deed Records of Brazos County, Texas and being all of the called 0.3723 acre tract of land described in deed to Harrison Holdings, LP, by deed recorded in Volume 7984 at Page 292 of the Deed Records of Brazos County, Texas and being described more particularly in composite by metes and bounds as follows:

COMMENCING at a 5/8" iron rod set in the Southwest right-of-way line of Wild Flower Drive, same being at the northerly corner of Lot 1 in Block A of Briarcrest Ridge Reserve Tract 1 Addition, an addition to the City of Bryan, Texas, according to the plat thereof recorded in Volume 455 at Page 351 of the Plat Records of Brazos County, Texas;

THENCE South 45° 16' 46" West, along the Northwestern line of Block A of Briarcrest Ridge reserve tract 1 Addition, passing the Southeast corner of aforesaid 27,526.9 acre tract of land conveyed to R. H. Harrison Land Venture, and continuing on for a distance of 378.07 feet to the POINT OF BEGINNING for this Description;

THENCE South 45° 16' 46" West, continuing along the Northwestern line of Block A of Briarcrest Ridge reserve tract 1 Addition, for a distance of 414.35 feet to a 5/8" iron rod found for corner, same being the Westerly corner of Lot 10 of Block A of said Briarcrest Ridge Reserve Tract 1 Addition, same being the Southwest corner of aforesaid 27,526.9 acre tract conveyed to R. H. Harrison Land Venture;

THENCE South 45° 18' 59" East, along the Southwest line of said Block A of Briarcrest Ridge Reserve Tract 1 Addition, for a distance of 280.02 feet to a 5/8" iron rod set at the southerly corner of Lot 11 of Block A of said Briarcrest Ridge Reserve Tract 1 Addition and the westerly corner of Lot 1 of Block B of Briarcrest Ridge Addition, an addition to the City of Bryan, Texas, according to the plat thereof recorded in Volume 508 at Page 565 of the Plat Records of Brazos County, Texas;

THENCE South 45° 16' 46" West, for a distance of 2.56 feet to a point for corner;

THENCE South 44° 37' 48" East, for a distance of 322.11 feet to a point for corner;

THENCE South 89° 37' 48" East, for a distance of 34.29 feet to a point for corner in the northwest right-of-way line of Briarcrest Drive (F. M. No. 1179);

THENCE South 51° 56' 15" West, continuing along the said northwest right-of-way line of Briarcrest Drive (F. M. No. 1179), for a distance of 356.86 feet to a 5/8" iron rod set for corner;

THENCE North 84° 35' 53" West, along a cut off line at the intersection of said Briarcrest Drive and North Earl Rudder Freeway-Highway No. 6 - East By-Pass, for a distance of 45.77 feet to a concrete right-of-way marker found for corner;

THENCE North 40° 48' 40" West, along the North right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass for a distance of 306.71 feet to a concrete right-of-way marker found for corner;

THENCE North 56° 46' 28" West and continuing along the North right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass, for a distance of 518.46 feet to a concrete right-of-way marker found for corner;

THENCE North 63° 13' 19" West and continuing along the North right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass for a distance of 104.61 feet to a 5/8" iron rod set for corner;

THENCE North 26° 46' 41" East, and departing the north right-of-way line of said North Earl Rudder Freeway-Highway No. 6 - East By-Pass, and along the southeast line of a called 4.20 acre tract of land conveyed to MO by Deed recorded in Volume 8689, Page 201 of the Deed Records of Brazos County, Texas, for a distance of 251.23 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a radius of 530.00 feet, a central angle of 22° 58' 19", a chord bearing of North 38° 15' 51" East at a distance of 211.08 feet;

Northeasterly along said curve to the right, for an arc distance of 212.50 feet to a 5/8" iron rod set for corner;

THENCE North 49° 45' 01" East, for a distance of 121.68 feet to a 5/8" iron rod set for corner;

THENCE South 40° 14' 59" East, for a distance of 60.00 feet to a 5/8" iron rod set for corner;

THENCE North 49° 45' 01" East, for a distance of 44.95 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 20° 53' 35", a chord bearing of North 60° 11' 48" East, at a distance of 205.70 feet;

THENCE Northeasterly along said curve to the right for an arc distance of 207.85 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 07° 48' 18", a chord bearing of North 66° 44' 27" East at a distance of 85.75 feet;

THENCE Northeasterly along said curve to the right for an arc distance of 85.82 feet to a 5/8" iron rod set for corner;

THENCE South 44° 04' 06" East, for a distance of 313.63 feet to the POINT OF BEGINNING and CONTAINING 13.05 ACRES OF LAND, more or less.

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, Harrison Holdings, LP, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and Volume \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

NAME:  
TITLE:STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EXPIRATION

## SURVEYOR'S CERTIFICATION

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF BRYAN, TEXAS.

DAVID PETREE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EXPIRATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2010, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, County Clerk Brazos County, Texas

I, \_\_\_\_\_ Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2010 and same was duly approved on the day of 2010 by said Commission.

Chair, Planning &amp; Zoning Commission Bryan, Texas

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

City Planner, Bryan, Texas

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

City Engineer, Bryan, Texas

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

County Judge, Brazos County, Texas

## GENERAL NOTES

- (1.) Bearings based on plot of Briarcrest Ridge - Phase 1, according to the plat recorded in Volume 380, Page 335, of the Deed Records of Brazos County, Texas.
- (2.) The subject tract does not lie within the 100 year Floodplain according to the Federal Emergency Management Agency, Flood Insurance Rate Map for Brazos County, Texas and incorporated areas, Community No. 480082, Panel No. 0134C, map no. 48041C0134C, effective date: July 2, 1992. The subject tract is located within "zone x" - area determined to be outside of the 500 year floodplain.
- (3.) Pipeline Easement - Humble Pipeline Co., Volume 49, Page 57, having no defined location nor width (blanket). This instrument contains no plottable data and this easement cannot be shown. It would appear that this easement has been replaced by the Exxon easement, Volume 870, Page 409 - and Volume 874, Page 539, - see "K" below.
- (4.) 100' wide electrical transmission easement - Gulf States Utilities, Volume 130, Page 369, having a defined location. This easement affects subject tract and is shown hereon.
- (5.) 100' wide electrical transmission easement - Gulf States Utilities, Volume 130, Page 432, having a defined location. This easement affects subject tract and is shown hereon.
- (6.) 22' Wide electrical easement - City of Bryan, Volume 324, Page 250, having a poorly defined location. This edement affects subject tract and is shown hereon. This easement lies wholly within the 25' electrical easement - Volume 3063, Page 237 (see below)
- (7.) 50' wide pipeline easement - Exxon Pipeline Co., Volume 391, Page 476, having a defined location. This easement lies to the West of subject tract. This easement does not affect subject tract and is not shown hereon.
- (8.) 20' wide waterline easement - Wixon Water Supply Corp., Volume 440, Page 796, having no defined location. It is recommended that Wixon Water Supply Corp. be contacted to determine applicability and location of this easement.
- (9.) 50' wide pipeline easement - Exxon Pipeline Company, Volume 870, Page 409, and Volume 874, Page 539, having a defined location. This easement affects subject tract and is shown hereon. This easement appears to cover the apparently re-routed Old Humble Pipeline across subject tract adjoining Briarcrest Drive and North Earl Rudder Freeway. This easement appears to supplant and replace Humble easement (Volume 49, Page 57, - see "C" above). It is unclear whether the original easement (49/57) has been released.
- (10.) 20' wide sanitary sewer easement - City of Bryan, Volume 3063, Page 237, having a defined location. This easement does affect subject tract and is shown hereon.
- (11.) 25' Wide Electrical Easement - City of Bryan, Volume 3063, Page 237, having a defined location. This easement does affect subject tract and is shown hereon.

## FINAL PLAT

OF

HIGHLAND HILLS ADDITION  
LOTS 1 AND 2, BLOCK ABEING 13.05 ACRES OF LAND IN THE  
JOHN AUSTIN SURVEY, ABSTRACT NO. 2,  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

APRIL 5, 2010

APR 07 2010

Development &  
surveying services